

TO THE MEMBERS OF THE PLANNING BOARD:

Henry H. Meyer, Chair
F. Steven DiMasi
Joseph T. Hultquist
John A. Riendeau

Maria H. Mack, Vice Chair
Robert B. Clendenen
Fred B. Morrison

ALSO: The Honorable Town Council
Stephen A. Alfred, Town Manager – ex officio member
Robert A. Hicks, Superintendent of Schools – ex officio member
Nancy E. Letendre, Legal Counsel
L. Vincent Murray, Director of Planning
Raymond T. Nickerson, Principal Planner
Dennis Vinhateiro, Principal Planner
Russell W. Brown, Building Official
Dale Holberton, Town Clerk
Jon Schock, Director of Public Services
William Boardman, Town Engineer
Alan R. Lord, Director of Finance
Michael Rice, Conservation Commission Chair

A meeting of the South Kingstown Planning Board will be held on Tuesday, January 17, 2006 at 7:00 p.m. in the Council Chambers, Town Hall, 180 High Street, Wakefield, RI.

A G E N D A

- A. ROLL CALL**
- B. CONSENT AGENDA (CA)**
- C. APPROVAL OF MINUTES**
 - (CA) November 22, 2005 Work Session
 - (CA) December 13, 2005 Regular Meeting

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All items listed with (CA) are to be considered routine by the Planning Board and will be enacted by one motion. There will be no separate discussion of these items unless a member of the Board, or a member of the public so requests, in which event the item will be removed from **Consent Agenda (CA)** consideration and considered in its normal sequence on the agenda.

2006

POSTED: January 12,

D. PUBLIC HEARINGS:

1. **PRELIMINARY PLAN PUBLIC HEARING (CONT.) - Wakefield Meadows** a proposed 142-unit age restricted condominium development and future hotel or office use Flexible Design Residential Project, AP 49-3, Lot 6 and AP 50-4, Lots 13, 17 and 24, located on the west side of Tower Hill Road in the southern half of the Route 1 Special Management District, John Haddad and Great Island Community LLC owners/applicant.
2. **COMBINED CONCEPTUAL MASTER PLAN PUBLIC INFORMATIONAL MEETING AND PRELIMINARY PLAN PUBLIC HEARING - Curtis Corner Plat Minor Subdivision**, a proposed two-lot (one existing home) subdivision with a waiver requested to make use of the flexible frontage provisions of the Zoning Ordinance, AP 47-2, Lot 26, located at 544 Curtis Corner Road, South County Post & Beam, owner/applicant.
3. **CONCEPTUAL MASTER PLAN PUBLIC INFORMATIONAL MEETING - Whittier Estates Major Subdivision**, a proposed nine-lot (one existing home) subdivision with a waiver requested to make use of the flexible frontage provisions of the Zoning Ordinance, AP 56-4, Lots 38 & 40, located at 52 Willard Avenue, Linda M. Sisson, owner, Robert Leonard & Marc Lubic, applicants.
4. **PROPOSED COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARING AND RECOMMENDATION TO THE TOWN COUNCIL ON A ZONE CHANGE - Reverend Edward Everett Hale House**, a proposed amendment to the Comprehensive Community Plan, Land Use Plan Map, Map 2.3, Change of Map Designation of AP 80-2, Lot 21, 2625A Commodore O.H. Perry Highway, from “Residential Very Low Density” to “Government and Institutional”, Evelyn M. Steere, Trustee, owner, Pettaquamscutt Historical Society, applicant.

E. SPECIAL ITEMS:

1. **(CA) Release of Performance Bond, Establishment of Maintenance Bond and Recommendation on Street Acceptance – Potter’s Farm**, Potter’s Farm LLC, developer.
2. **(CA) Release of Performance Bond, Establishment of Maintenance Bond and Recommendation on Street Acceptance - Devon Woods Major Subdivision**, Ronald Chofay and K. Joseph Schekarchi, developers.
3. **(CA) Reinstatement of Preliminary Plan Approval - Swann Acres**, a proposed two-lot (one existing home) minor subdivision, AP 76-1, Lot 1, 311 Camp Fuller Road, Gerald P. Guccione & Rory T. & Maryann C. Gribbin, owners, Gerald P. Guccione, applicant.
4. **(CA) Preliminary Plan Approval - Shields Minor Subdivision**, a proposed two-lot subdivision requesting a waiver to use the flexible frontage provisions of the Zoning Ordinance, AP 17-3, Lot 12, located on the north side of Mooresfield Road approximately 500 feet east of Stony Fort Road, Joan M. Shields, Thomas A. Santilli, Merlyn P. O’Keefe, Donald J. Packer, Christina Tickner-Harsh, owners/applicants.

5. (CA) Preliminary Plan Approval - **Dorothy Carpenter Minor Subdivision**, a proposed two-lot subdivision (one existing home with accessory farm structures), AP 79-2, Lot 1, 2510 Post Road, Benjamin S. Carpenter & Shelly L. Osman, owners/applicants.
6. (CA) Preliminary Plan Approval - **Mink Meadow, Phase Two**, a proposed three-lot subdivision, AP 16, Lot 16, Tuckertown Road, Stewart Nursery Co., Inc., owner/applicant.
7. (CA) Preliminary Plan Approval - **Spruce Cottage Minor Subdivision**, a proposed two-lot subdivision (one existing home), AP 68-3, Lot 6, 860 Post Road, Eliza G. C. Collins, owner/applicant.
8. (CA) Place Legal Advertisement scheduling the Preliminary Plan Public Hearing for the proposed **Brookedge Estates Flexible Design Residential Project**, a proposed twenty-eight (28)-unit, age-restricted condominium for the February 14, 2006 meeting of the Planning Board, AP 49-4, Lot 158 & AP 48-3, Lot 144, located on Church Street and Railroad Avenue, Whitham and Associates, owner/applicant.
9. (CA) Place Legal Advertisement scheduling the Combined Conceptual Master Plan Informational Meeting and Preliminary Plan Public Hearing for **Tower Hill Heights III Flexible Design Residential Project**, a proposed four-lot (one existing home) minor subdivision with a requested waiver for use of the flexible frontage provisions of the Zoning Ordinance for the February 14, 2006 meeting of the Planning Board, AP 34-3, Lot 9, located on Tower Hill Road and Treaty Rock Court, Matt Davitt, owner/applicant.
10. (CA) Place Legal Advertisement scheduling the Preliminary Plan Public Hearing for the **Green Street Condominiums**, a proposed two-structure, twelve-unit multi-household minor land development project with waivers requested for the February 14, 2006 meeting of the Planning Board, AP 49-1, Lot 141, located on Green Street and Larkin Lane, Paul & Lynn Barry, owners, Green Street LLC, applicant.
11. (CA) Architectural Design Approval – **Goddard School Day Care Facility**, AP 50, Lot 21, located on Preservation Way in The Village at South County Commons (Building 22), South County Commons, Ltd., owner/applicant.

- F. (CA) **REPORT OF THE ADMINISTRATIVE OFFICER:**
ADMINISTRATIVE SUBDIVISIONS recorded during December 2005
None were recorded.
MINOR SUBDIVISIONS recorded during December 2005
None were recorded.
MAJOR SUBDIVISIONS recorded during December 2005
None were recorded.

G. **CORRESPONDENCE**

H. **COMMENTS-BOARD MEMBERS & PRINCIPAL PLANNER**

I. **ADJOURNMENT**

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***CONSENT AGENDA (CA) ITEMS FOR 1/17/06
PLANNING BOARD AGENDA***

C. **APPROVAL OF MINUTES:**

(CA) November 22, 2005 Work Session

(CA) December 13, 2005 Regular Meeting

A motion for the following (CA) agenda items appears in the Principal Planner's comments dated January 13, 2006:

E. **SPECIAL ITEMS:**

1. (CA) Release of Performance Bond, Establishment of Maintenance Bond and Recommendation on Street Acceptance – **Potter's Farm**, Potter's Farm LLC, developer.
2. (CA) Release of Performance Bond, Establishment of Maintenance Bond and Recommendation on Street Acceptance - **Devon Woods Major Subdivision**, Ronald Chofay and K. Joseph Schekarchi, developers.
3. (CA) Reinstatement of Preliminary Plan Approval - **Swann Acres**, a proposed two-lot (one existing home) minor subdivision, AP 76-1, Lot 1, 311 Camp Fuller Road, Gerald P. Guccione & Rory T. & Maryann C. Gribbin, owners, Gerald P. Guccione, applicant.
4. (CA) Preliminary Plan Approval - **Shields Minor Subdivision**, a proposed two-lot subdivision requesting a waiver to use the flexible frontage provisions of the Zoning Ordinance, AP 17-3, Lot 12, located on the north side of Mooresfield Road approximately 500 feet east of Stony Fort Road, Joan M. Shields, Thomas A. Santilli, Merlyn P. O'Keefe, Donald J. Packer, Christina Tickner-Harsh, owners/applicants.
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48-3, Lot 144, located on Church Street and Railroad Avenue, Whitham and Associates, owner/applicant.

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None were recorded.

MINOR SUBDIVISIONS recorded during December 2005

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MAJOR SUBDIVISIONS recorded during December 2005

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NOTE: In accordance with the South Kingstown Planning Board By-laws, Article IV, Section 1 'No items shall be placed on the agenda unless all required documentations have been submitted. Later additions to an agenda must be approved by all members present at the meeting.'

INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE HEARING IMPAIRED MUST CALL TTD (401) 792-9642 AT LEAST 72 HOURS IN ADVANCE OF THE MEETING DATE.